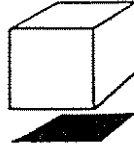
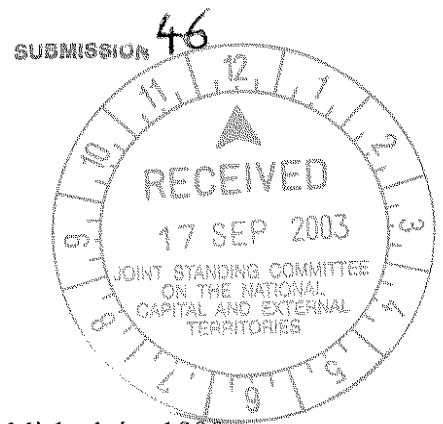


Secretary  
Inquiry Into The Role Of  
The National Capital Authority  
Parliament House  
Canberra ACT 2601



Canberra Property  
Owners Association Ltd



Dear Sir,

The Canberra Property Owners Association Pty Ltd was established in 1990, to promote the interests of Canberra based builders and developers.

The Association would welcome an opportunity to make a verbal submission to the Committee and to give individual development examples of issues arising from the overlap of the Government planning regime in the Nations Capital.

The Association is of the view that the current administration at the federal and local level are not operating collaboratively and as such are acting as an impediment to economic development in the Nations Capital.

I would wish to discuss the following issues with your Committee:-

(a) **Land Release / Auction Programs in the Nation's Capital**

There are currently three Government instrumentalities responsible for land in the Nation's Capital; the Department of Finance and Administration, the National Capital Authority and the ACT planning and Land Authority.

It is this Associations view that the three bodies act independently of each other – Examples include debates on Colour of buildings / Set backs / Street scape/ Lease purpose.

Perhaps most importantly is the release of parcels of land into the market without a co-ordinated approach.

- (b) The Association would like to see a cross fertilisation of the Boards of the National Capital Authority and A.C.T.P.L.A. The Association examined the possibility of complimentary ACT Federal Legislation aimed at the formation of a single planning authority, but given the vagaries of the Senate and the ACT Hare Clarke system rejected this legislative process.

(c) **Strategic Land Use:-**

Acquisition of Commonwealth land can be a boon to purchases as the N.C.A planning process can be easier to negotiate. The association would like to see ACTPLA adopt similar strategic planning regimes, i.e. A stream line Master Plan for Civic modelled on Canberra International Airport.

As a major stake holder of land use and planning in the ACT the Association is of the view that major Commonwealth land release ought to be subject to an Economic Impact Statement.

The Association acknowledges the need for a Federal Government body (i.e. N.C.A.) to represent the Australian Government views for Canberra however believes the NCA decisions should also pay heed to local economic growth (It is my understanding that there is a inter Government agreement on such issues).

Two examples come to mind:-

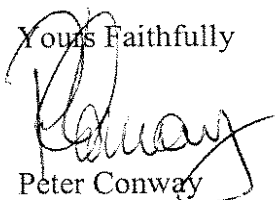
- (a) The Land Mark land release in Barton during the same period as Development / land swap / acquisition was being processed for the Kingston Foreshore.
- (b) Canberra International Airport  
The private acquisition and development of the airport hub has been a major success for the owner and has become a sought after major business opportunity by other airport operator's.

The ease of development on the site is having a major impact on the Town Centre / Group Centre concept of the Nations Capital and the infrastructure budget of the ACT Government (i.e Road works, power installation).

The airport is a magnet for Government tenancies and as such is denuding town centre / Group centres of potential development – Indeed the airport has become a major group centre providing retail services well beyond the proposed Transport Hub concept.

I look forward to discussing these and other issues with the committee.

Yours Faithfully



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4/09/2003